

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Albany

State: GA

PJ's Total HOME Allocation Received: \$11,517,287

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 10				
% of Funds Committed	<div>91.37 %</div>	<div>92.96 %</div>	<div>8</div>	<div>91.92 %</div>	<div>43</div>	<div>45</div>	
% of Funds Disbursed	<div>78.70 %</div>	<div>82.36 %</div>	<div>8</div>	<div>82.65 %</div>	<div>30</div>	<div>26</div>	
Leveraging Ratio for Rental Activities	<div>0</div>	<div>3.96</div>	<div>10</div>	<div>4.67</div>	<div>0</div>	<div>0</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>81.57 %</div>	<div>75.20 %</div>	<div>7</div>	<div>81.09 %</div>	<div>23</div>	<div>25</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>34.35 %</div>	<div>55.50 %</div>	<div>8</div>	<div>68.72 %</div>	<div>9</div>	<div>8</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>66.27 %</div>	<div>66.60 %</div>	<div>8</div>	<div>79.93 %</div>	<div>16</div>	<div>14</div>	
% of 0-30% AMI Renters to All Renters***	<div>25.30 %</div>	<div>32.42 %</div>	<div>7</div>	<div>44.94 %</div>	<div>24</div>	<div>19</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>85.54 %</div>	<div>91.39 %</div>	<div>9</div>	<div>94.87 %</div>	<div>12</div>	<div>11</div>	
Overall Ranking:			In State: <div>9 / 10</div>		Nationally: <div>12</div> <div>9</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$46,104</div>	<div>\$12,865</div>		<div>\$25,717</div>	<div>83</div> Units	<div>49.10 %</div>	
Homebuyer Unit	<div>\$77,683</div>	<div>\$16,949</div>		<div>\$14,669</div>	<div>54</div> Units	<div>32.00 %</div>	
Homeowner-Rehab Unit	<div>\$22,016</div>	<div>\$27,940</div>		<div>\$20,391</div>	<div>32</div> Units	<div>18.90 %</div>	
TBRA Unit	<div>\$0</div>	<div>\$1,576</div>		<div>\$3,201</div>	<div>0</div> Units	<div>0.00 %</div>	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Albany GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$52,841	\$97,799	\$22,033
State:*	\$51,055	\$66,073	\$28,893
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 1.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.0	0.0	3.1	0.0	Single/Non-Elderly:	42.3	29.6	28.1	0.0
Black/African American:	100.0	100.0	96.9	0.0	Elderly:	1.4	3.7	21.9	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	49.3	53.7	34.4	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	5.6	9.3	9.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	1.4	3.7	6.3	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	42.3	29.6	31.3	0.0	Section 8:	7.0	0.0 [#]		
2 Persons:	16.9	33.3	31.3	0.0	HOME TBRA:	0.0			
3 Persons:	23.9	14.8	21.9	0.0	Other:	40.8			
4 Persons:	9.9	11.1	9.4	0.0	No Assistance:	52.1			
5 Persons:	7.0	5.6	0.0	0.0					
6 Persons:	0.0	5.6	3.1	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	3.1	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001		8		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Albany

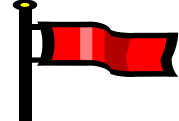
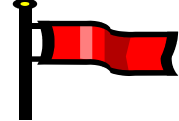
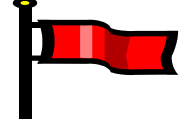
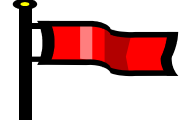
State: GA

Group Rank: 12
(Percentile)

State Rank: 9 / 10 PJs

Overall Rank: 9
(Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	81.57	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	34.35	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	66.27	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	85.54	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	4.01	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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